

**CITY OF ANGELS
PLANNING COMMISSION
SUMMARY MINUTES**

**Regular Meeting of Thursday November 13, 2014
City Fire House 1404 Vallecito Road
Angels Camp, California**

CALL TO ORDER

Chair Broeder called the meeting to order at 6:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Chair Broeder, Vice-Chair Rudolph, Commissioner Behiel, and Commissioner Gonzalez

Commissioners Absent:

Staff Present: Planning & Building Director David Hanham, and Deputy City Clerk Jennifer Preston

APPROVAL OF AGENDA

MOTION BY COMMISSIONER BEHIEL AND DULY SECONDED BY COMMISSIONER RUDOLPH AND CARRIED 4-0 TO APPROVE THE NOVEMBER 13, 2014 AGENDA AS PRESENTED.

APPROVAL OF MINUTES

1. Approval of the October 9, 2014 regular meeting minutes.

Page 1, Under Approval of Minutes, 6th line down, change "tem" to "term".

Page 2, Under Public Hearings, change Item "2" to "3".

Page 3, Under Planning Commission Matters, add Item "4".

MOTION BY COMMISSIONER GONZALEZ AND DULY SECONDED BY COMMISSIONER BEHIEL AND CARRIED 4-0 TO APPROVE OCTOBER 9, 2014 REGULAR MEETING MINUTES AS AMENDED.

PUBLIC COMMENTS

OPENED AT 6:05 P.M.

There was no public comment.

CLOSED AT 6:06 P.M.

PUBLIC HEARINGS

2. Public Hearing - Resolution 2014-20 Amending Title 17, Chapter 63 (Landscaping) and adding Chapter 64 (Oak Tree and Heritage Tree Preservation) of the City of Angels Municipal Code.

Planning Director Hanham presented the staff report and Resolution 2014-20 and staff recommends approval of Resolution 2014-20 a resolution of the City of Angels Planning Commission recommending approval to the City Council of the City of Angels an amendment to Title 17, Chapter 63 (Landscaping) and adding Chapter 64 (Oak Tree and Heritage Tree Preservation).

Corrections to Resolution 2014-20

5th Whereas, change "Open Space Element" to "Conservation and Open Space Element".

5th Whereas, add in "Park and Recreation Element" before the "Land Use Element".

Corrections to Resolution 2014-20 Attachment 1, Ordinance

Page 1, Section 17.63.020, change "CC" to "Central Commercial (CC)".

Page 2, Section 17.64.010, delete "Facilities" after "Recreation".

Page 2, Section 17.64.020, Item F, add at end "; which is of good or fair quality in terms of health, vigor of growth, and conformity to generally accepted horticultural standards of shape for its species".

Page 4, Section 17.64.050, Item C, #3, change "off" to "of".

Page 5, Section 17.64.060, Item B, 3rd line down, delete "not".

Page 6, Section 17.64.060, Item I, 6th line down, delete extra space and period.

Page 7, Section 17.64.080, Item C, delete "a tree removal or" and add "an".

Page 7, Section 17.64.090, 7th line down, delete "if" and add "it".

Page 7, Section 17.64.090, 9th line down, add "and Heritage" after "Oak".

Correction to Appendix A

Page 9, Item A, 3rd paragraph, 6th line down, change "in" to "into".

Page 9, Item A, 3rd paragraph, 7th line down, delete "Facilities".

Page 13, Item 3, 2nd line down, change "D" to "E".

Page 14, Item 2, after "Native Oak Tree list" add "or Heritage Tree list if practicable, or a landscaping list from the Community Development Department for developed properties only".

Page 17, Item B, 2nd paragraph, 2nd line down, change "tree preservation ordinance" to "Oak Tree Preservation Ordinance".

Page 17, Item B, 3rd paragraph, change "Tree Preservation Permit" to "Oak Tree or Heritage Tree Preservation Permit".

Page 39, last paragraph, change date of Planning Commission to "November 13" and change date of City Council to "December".

PUBLIC HEARING OPENED: 6:35 P.M.

Harry Bloom of Valley Springs, a Certified Arborist.

Mr. Bloom stated that he attended tonight meeting to see how the process happens for adopting tree ordinances. He would like to encourage the Planning Commission to adopt this Ordinance. He has reviewed the document and he believes from the stand point of an arborist it is a well written document. Mr. Bloom stated that there are a lot of different types of arborist and some are only certified for their job, so that they can trim trees back from power lines. Mr. Bloom stated that he is an arborist that looks into the health of trees to preserve them and he writes many arborist reports for companies and other counties. He believes that a tree ordinance is a must have for the City so that it can protect a valuable resource for this area. Trees improve property value and provide shade, oxygen exchange, habitats and create visual beauty. Mr. Bloom stated that you have to be objective about managing trees for a community. Replacement trees are important to keep the ecology going. Different species and different insects live within different trees. The tree ordinance will protect your community when a large development comes in. You have to look at what types of trees are good for replacement. You don't want an oak tree in your lawn because oak trees don't do well with water, so a better replacement could be a heritage tree instead of an oak and then move oak trees to parks and open space.

PUBLIC HEARING CLOSED: 6:50 P.M.

Commissioner Rudolph stated that there has been a lot of work and discussion on this ordinance and she believes that it is a cohesive document and this ordinance will help land owners and developers alike.

Chair Broeder stated the he is happy with the ordinance and that it provides land owners with options and he is ready to vote.

Commissioner Behiel stated that he believes that there still should be caps put into effect. Putting a cap for trees per acre will work and if there is no cap he believes that the ordinance is missing its mark. This ordinance is based on what is on the land today and maybe not what we want to have in the future and he believes that the ordinance should allow replacement of heritage trees with other heritage trees and not just oak trees.

Mr. Bloom stated that replacement trees should be considered for the area that they are going into and you don't want to replace a tree with another tree in the exact same place. In his personal experience he has learned that developers would rather pay the fees instead of having to replace the trees themselves.

Planning Director Hanham stated that when the trees are replaced that they don't have to go back into a neighborhood that they can be put into an oak woodland or park area. This area has topography issues that certain areas will not be buildable and those areas can become parks for the oak trees to be replanted in.

Chair Broeder stated that language could be added to the guidelines to state that oak trees should be replaced with oak trees where there is a good probability that they will survive and then other trees should be replaced with heritage trees.

MOTION BY COMMISSIONER BEHIEL AND DULY SECONDED BY COMMISSIONER RUDOLPH AND CARRIED 4-0 TO APPROVE RESOLUTION 2014-20 A RESOLUTION OF THE CITY OF ANGLES PLANNING COMMISSION TO RECOMMENDING APPROVAL TO THE CITY COUNCIL OF THE CITY OF ANGLES AN AMENDMENT TO TITLE 17, CHAPTER 63, LANDSCAPING AND THE ADDITION TO TITLE 17, CHAPTER 64, OAK TREE AND HERITAGE TREES PRESERVATION AS AMENDED WITH PROVIDING FLEXIBILITY IN THE GUIDELINES.

3. **Public Hearing- Resolution 2014-21 Amending Title 17, Chapter 06 (General Provisions), Title 17, Chapter 09 (Definitions), Title 17, Chapter 15 (RA Residential Agricultural District), Title 17, Chapter 18 (R1 Single-Family Residential District), Title 17, Chapter 21, (R2 Two-Family Residential District), Title 17, Chapter 24, (R3 Multiple-Family Residential District), Title 17, Chapter 27 (CC Central Commercial), Title 17, Chapter 30 (SC Suburban Commercial), Title 17, Chapter 39 (REC Recreation) of the City of Angles Municipal Code.**

Planning Director Hanham stated that he would like the commission to continue this item to the next regular Planning Commission Meeting. He would like the commission to look over this item and email their comments to staff by November 26, 2014. This item is in conjunction with the update for the Housing Element.

MOTION BY COMMISSIONER BEHIEL AND DULY SECONDED BY COMMISSIONER RUDOLPH AND CARRIED 4-0 TO CONTINUE THIS PUBLIC HEARING TO THE NEXT REGULAR PLANNING COMMISSION MEETING.

PLANNING COMMISSION MATTERS

4. **Resolution 2014-22 - A Resolution adopting the Benjamin Moore Historical Color Collection (174 colors) available from Calaveras Lumber as the Historical Color Pallet for the Historic Zone District.**

Planning Director Hanham presented the staff report and Resolution 2014-22 and recommends that the Planning Commission adopted Resolution 2014-22 a Resolution to approve the Benjamin Moore Historical Color Collection.

Correction to Resolution 2014-22
1st Whereas, change "ascetic" to "esthetic".

MOTION BY COMMISSIONER BEHIEL AND DULY SECONDED BY COMMISSIONER RUDOLPH AND CARRIED 4-0 TO APPROVE THE BENJAMIN MOORE HISTORICAL COLOR COLLECTION AS AMENDED.

COMMITTEE REPORTS

5. GPI - General Plan Implementation Committee – Planning Director Hanham

Planning Director Hanham stated that the committee has been discussing the Housing Element and the Circulation Element. Staff needs to have another appointed commissioner to the GPI. Commissioner Rudolph stated that she would like to volunteer.

MOTION BY CHAIR BROEDER AND DULY SECONDED BY COMMISSIONER BEHIEL AND CARRIED 4-0 TO APPOINT COMMISSIONER RUDOLPH TO THE GPI COMMITTEE.

6. DAC – Destination Angels Camp Committee - Chair Broeder

Chair Broeder stated that there has been an expenditure approved for a locked storage area for the DAC office. Stockton Bank might be joining and becoming part of the advisory council. Randy Starbuck is the new business recruiter.

7. Gateway Corridor Advisory Committee - Planning Director Hanham

Chair Broeder stated that there was a stakeholders meeting for the property owners within the Gateway Corridor. Three property owners attended and items discussed were water and sewer issues. There will be a public workshop meeting sometime in January.

COMMISSIONER'S REPORTS

None

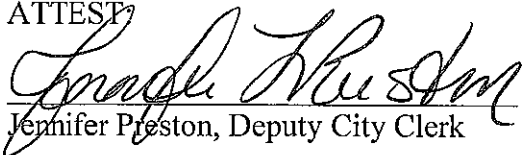
STAFF REPORTS

None

MOTION BY COMMISSIONER BEHIEL AND DULY SECONDED BY COMMISSIONER GONZALEZ AND CARRIED 4-0 TO ADJOURN THE MEETING.

MEETING WAS ADJOURNED AT 8:25 p.m.

ATTEST


Jennifer Preston, Deputy City Clerk


John Broeder, Chairman